

**Springfield District Fairfax Center Area Land Use Committee Meeting
April 6, 2004, 7:00 p.m. Meeting Minutes
Conference Room 8, 12000 Government Center Parkway, Fairfax, VA
22035**

COMMITTEE MEMBERS PRESENT:

Lowell Smith, Vice Chair, *Birch Pond Homeowners Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Steve Wallace, *Greenbriar Civic Association*
Claudette Ward, Alternate Member, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

William Mayland, *Department of Planning and Zoning*
Marlae Schnare, *Supervisor Elaine McConnell's Office*
Norm Byers, *Supervisor Elaine McConnell's Office*

**APPLICATIONS PRESENTED: Random Hills Investment, LLC
Attorney for the Applicant: Greg Riegler, McGuireWoods**

Mr. Riegler made a brief presentation of the application. The applicant is requesting to construct 62 two-car garage attached townhomes on 4.7 acres of property near the intersection of Random Hills Road and Ridge Top Road. The applicant is requesting a rezoning from the PDC District to the R-12 District. The proposed development is intended to be developed and sold under a condominium form of ownership. Currently the property has been approved for multi-story office development and the entire site is approved for clearing and development. The rezoning offers a type and intensity of development that is more consistent with the residential and residentially oriented uses that predominate in the area west of Ridge Top Road. The proposed development offers much less visual bulk and significantly fewer numbers of peak hour and overall vehicle trips. Also, the rezoning will retain all of the current and historic proffered transportation improvements associated with the governing approvals (including a signal at Ridge Top Road and Random Hills Road and added lane from Waples Mills Road to Random Hills Road). The site offers open space and includes an accessible central park. The site offers appropriate setback and buffering from Route 50 and the adjacent land uses to the east and west. The units are designed with use of decorative windows, façade details along all sides of the structures.

Questions from the committee included concerns with tree save areas, types of trees and shrubs in buffered areas, location and types and maintenance of perimeter fencing, sound barriers and number of affordable dwelling units (five). Mr. Riegler noted the applicant intends to commit to fully funding the school contribution recommended by the Board of Supervisors. A committee member noted that perhaps the proffers should commit to funding the Fairfax Center Fire Station. A discussion ensued on the use of this property for residential rather than commercial and it was noted that the market is a factor since the owner hasn't been able to market for commercial uses. The applicant noted that the residential use is an option under the Comprehensive Plan.

One member of the public commented on the residential use favorably because of the reduced impact on the overall traffic in this area. Bill Mayland, county staff, noted some concerns,

specifically with the signal light proximate to the entrance/exit of the adjacent office building, the drainage flow, and the current noise study. The applicant responded that VDOT may have to address the entrance/exit issue and he also noted that the topography is slightly different. Mr. Riegle also noted that a new noise study is available and Mr. Mayland would be receiving it the next day and assured that the new barrier would comply with requirements staff has asked for.

A motion was made and seconded to approve the application as presented by the applicant. All members present voted "YES."

The next meeting is scheduled for May 4 at 7 p.m. in conference rooms 4 & 5. Agenda TBD.

The meeting adjourned at 7:45 p.m.